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**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**SUBDIVISION REVIEW BOARD**

<b>MEETING DATE</b> July 18, 2005	<b>CONTACT/PHONE</b> Stephanie Fuhs (805) 781-5721	<b>APPLICANT</b> Karen Jorgensen	<b>FILE NO.</b> CO 04-0589 SUB2004-00203				
<b>SUBJECT</b> Proposal by Karen Jorgensen/Cannon Associates for a Vesting Tentative Parcel Map to allow for the subdivision of a 13.65 acre parcel into two parcels of 7.00 and 6.65 acres each for the sale and/or development of each proposed parcel. The project is located on the west side of Noyes Road, approximately 1/2 mile north of the Noyes Road/Old Oak Park Road intersection, approximately 1/2 mile north of the City of Arroyo Grande, in the San Luis Bay (Inland) planning area.							
<b>RECOMMENDED ACTION</b> 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO 04-0589 based on the findings listed in Exhibit A and the conditions listed in Exhibit B							
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 26, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Geology and Soils, Noise, Public Services and Utilities, and Wastewater and are included as conditions of approval.							
<b>LAND USE CATEGORY</b> Residential Rural	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 044,360,020	<b>SUPERVISOR DISTRICT(S)</b> 4				
<b>PLANNING AREA STANDARDS:</b> 22.106.030 – Arroyo Grande Fringe Area Standards							
<b>LAND USE ORDINANCE STANDARDS:</b> 22.22.060 – Residential Rural Subdivision Standards							
<b>EXISTING USES:</b> Residences, accessory structures							
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <table style="width: 100%;"><tr><td style="width: 50%;"><i>North:</i> Residential Rural/Residences</td><td style="width: 50%;"><i>East:</i> Residential Suburban/Residences</td></tr><tr><td><i>South:</i> Residential Suburban/Residences</td><td><i>West:</i> Residential Rural/Residences</td></tr></table>				<i>North:</i> Residential Rural/Residences	<i>East:</i> Residential Suburban/Residences	<i>South:</i> Residential Suburban/Residences	<i>West:</i> Residential Rural/Residences
<i>North:</i> Residential Rural/Residences	<i>East:</i> Residential Suburban/Residences						
<i>South:</i> Residential Suburban/Residences	<i>West:</i> Residential Rural/Residences						
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>							

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, County Parks, CDF, APCD	
TOPOGRAPHY: Gently to steeply sloping	VEGETATION: Grasses, forbs, oak woodland
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: January 21, 2005

#### ORDINANCE COMPLIANCE:

##### *Minimum Parcel Size*

Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 5-7 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	0-5 miles from the Arroyo Grande urban reserve line	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the high fire hazard area	5 acres
Access	Located on a 40-foot right-of-way	5 acres
Slope	Average slope is between 0 and 15% Average slope is between 15 and 30%	5 acres (Parcel 2) 7 acres (Parcel 1)

##### *Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

##### *Affordable Housing Fees*

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

##### *Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

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*Road Improvements*

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, road improvements are recommended as a means of providing appropriate access and circulation for this area.

PLANNING AREA STANDARDS:

*22.106.030 – Arroyo Grande Fringe Area Standards:* Standards for the Residential Rural land use category include limitations on uses and requirements for new land divisions. For new land divisions, the Environmental Health Department shall determine that adequate groundwater resources are available to serve the new parcels and that each proposed parcel can accommodate an individual wastewater system. As proposed, the project meets these standards.

AGENCY REVIEW:

Public Works – Supports with conditions

Environmental Health – Provide stock conditions for on-site water and individual septic systems

County Parks – Require Quimby and Building Division fees

CDF – See attached fire safety plan

APCD – No comments received

City of Arroyo Grande – Requests traffic and fire impact fees

STAFF COMMENTS:

As mentioned in the Negative Declaration prepared for this project, with regard to cumulative impacts on neighboring cities such as Arroyo Grande and Grover Beach, no fee schedule has been adopted by the Board of Supervisors which addresses the issue of development impacts from County projects to incorporated cities as well as city project impacts to county services. Until a fee schedule is adopted, current mutual aid practices are in place to address fire and police services, and road fees are required to provide regional traffic funding.

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

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## FINDINGS - EXHIBIT A

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 26, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Geology and Soils, Noise, Public Services and Utilities, and Wastewater and are included as conditions of approval.

### *Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Rural land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of residences and residential accessory uses.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling and residential accessory uses.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is of limited size and scope and, along with mitigation measures, will decrease any impacts to a level of insignificance.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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*Road Improvements*

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

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**CONDITIONS - EXHIBIT B**  
**CONDITIONS OF APPROVAL FOR CO 04-0589 (Jorgensen)**

**Approved Project**

1. A Vesting Tentative Parcel Map to allow for the subdivision of a 13.65 acre parcel into two parcels of 7 and 6.65 acres each for the sale and/or development of each proposed parcel.

**Access and Improvements**

2. Roads and/or streets to be constructed to the following standards:
  - a. Noyes Road widened to complete an A-1 section fronting the property.

**Improvement Plans**

3. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Grading and erosion control plan for subdivision related improvement locations.
  - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
4. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
5. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
6. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
  - a. Submit a copy of all such permits to the Department of Public Works OR
  - b. Document that the regulatory agencies have determined that said permit is not longer required.

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**Drainage**

7. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

**Utilities**

8. Electric and telephone lines shall be installed underground or overhead.

**Fire Protection**

9. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map per the CDF letter dated January 13, 2005.

**Parks and Recreation (Quimby) Fees**

10. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

**Affordable Housing Fee**

11. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

**Additional Map Sheet**

12. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
  - a. The limits of inundation from a 100 year storm over Lot 2 from the local creek shall be shown on the additional map and note the required building restriction in the on the sheet.
  - b. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated January 13, 2005 from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

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Aesthetics

- c. **Prior to issuance of construction permits for Parcel 1**, the applicant shall show all trees that are within 50 feet of proposed site disturbance on applicable construction plans, which is intended to 1) retain existing large shrubs and trees and 2) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Noyes Road and Phillips Road to be achieved within 5 years of landscape planting. No trimming of any tree shall be allowed unless it is clearly shown to the county that trimming will eliminate an eminent health hazard. Plant material shall be evergreen, fast-growing, drought-tolerant, and properly sized to be in scale with the proposed structure and surrounding native vegetation.
- d. **Prior to issuance of construction permits on Parcel 1**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County).
- e. **Prior to issuance of construction permits on Parcel 1**, the applicant shall show the design of proposed residences with hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.
- f. **Prior to issuance of construction permits on all parcels**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and Noyes Road.
- g. **Prior to issuance of construction permits for Parcel 1**, the applicant shall submit individual lot elevations along with a through the site cross section from the most visible points on Noyes Road and Phillips Road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.). If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. Should this study show that structures will be visible and could be more than one story and still not silhouette, the design of any two story structure shall be such to avoid any large massing or large vertical or horizontal uninterrupted surfaces. This study and proposed building plans shall be reviewed and approved by the County prior to permit issuance. In addition, the applicant shall provide to the county for approval how the design, materials, colors, location and landscaping of future residences will result in the building(s) receding into the existing natural environment, and screened from Noyes Road and Phillips Road views. If



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landscaping is required, a three year monitoring program shall be required to verify establishment of landscaping installed.

Air Quality

- h. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- i. Reduce the amount of disturbed area where possible,
  - ii. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
  - iii. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - iv. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
  - v. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
  - vi. All dirt stock-pile areas should be sprayed daily as needed.
- i. No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

Biological Resources

- j. **Prior to issuance of construction permits**, the applicant shall show all trees located within 50 feet of site disturbance. No trees shall be removed as the result of development of either parcel.

Geology and Soils

- k. **Prior to issuance of construction permits on all parcels**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

Noise

- l. **Upon submittal of construction permits for Parcel 2**, plans showing project design and location shall clearly show that all outdoor activity areas will be no closer than 107 feet from the centerline of Noyes Road.

Wastewater

- m. **Prior to issuance of a construction permits**, the applicant shall submit soil boring information at the proposed leach line location showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.

Water

- n. **Prior to final inspection or occupancy (whichever occurs first)**, the following measures shall be applied to the proposed turf areas:
- i. To maximize drought tolerance and minimize water usage, warm season grasses, such as bermuda or buffalograss, shall be used;
  - ii. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
  - iii. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.
  - iv. Slopes for turf areas shall be no more than 4%.
- o. All water fixtures installed (including showers, faucets, etc.) that are not specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water using appliances (e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. These shall be shown on all applicable plans **prior to permit issuance**.

**Covenants, Conditions and Restrictions**

13. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- a. Maintenance of the common driveway within the subdivision.

Aesthetics

- b. **Prior to issuance of construction permits for Parcel 1**, the applicant shall show all trees that are within 50 feet of proposed site disturbance on applicable construction plans, which is intended to 1) retain existing large shrubs and trees and 2) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Noyes Road and Phillips Road to be achieved within 5 years of landscape planting. No trimming of any tree shall be allowed unless it is clearly shown to the county that trimming will eliminate an eminent health hazard. Plant material shall be evergreen, fast-growing, drought-tolerant, and properly sized to be in scale with the proposed structure and surrounding native vegetation.
- c. **Prior to issuance of construction permits on Parcel 1**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or

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brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County).

- d. **Prior to issuance of construction permits on Parcel 1**, the applicant shall show the design of proposed residences with hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.
- e. **Prior to issuance of construction permits on all parcels**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and Noyes Road.
- f. **Prior to issuance of construction permits for Parcel 1**, the applicant shall submit individual lot elevations along with a through the site cross section from the most visible points on Noyes Road and Phillips Road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.). If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. Should this study show that structures will be visible and could be more than one story and still not silhouette, the design of any two story structure shall be such to avoid any large massing or large vertical or horizontal uninterrupted surfaces. This study and proposed building plans shall be reviewed and approved by the County prior to permit issuance. In addition, the applicant shall provide to the county for approval how the design, materials, colors, location and landscaping of future residences will result in the building(s) receding into the existing natural environment, and screened from Noyes Road and Phillips Road views. If landscaping is required, a three year monitoring program shall be required to verify establishment of landscaping installed.

Air Quality

- g. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
  - i. Reduce the amount of disturbed area where possible,
  - ii. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
  - iii. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - iv. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.

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- v. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- vi. All dirt stock-pile areas should be sprayed daily as needed.
- h. No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

Biological Resources

- i. **Prior to issuance of construction permits**, the applicant shall show all trees located within 50 feet of site disturbance. No trees shall be removed as the result of development of either parcel.

Geology and Soils

- j. **Prior to issuance of construction permits on all parcels**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

Noise

- k. Upon submittal of construction permits for Parcel 2, plans showing project design and location shall clearly show that all outdoor activity areas will be no closer than 107 feet from the centerline of Noyes Road.

Wastewater

- l. **Prior to issuance of a construction permits**, the applicant shall submit soil boring information at the proposed leach line location showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.

Water

- m. **Prior to final inspection or occupancy (whichever occurs first)**, the following measures shall be applied to the proposed turf areas:
  - To maximize drought tolerance and minimize water usage, warm season grasses, such as bermuda or buffalograss, shall be used;
  - ii. To minimize establishment of shallow roots, the following shall be avoided on turf areas: close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
  - iii. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.
  - iv. Slopes for turf areas shall be no more than 4%.
- n. All water fixtures installed (including showers, faucets, etc.) that are not specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water using appliances (e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. These shall be shown on all applicable plans **prior to permit issuance**.
- o. Maintenance of all local streets within the subdivision until acceptance by a public agency.

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- p. The limits of inundation from a 100 year storm over Lot 2 from the local creek shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the in the CC&R's.

**Miscellaneous**

- 14. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 15. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- 16. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

Staff report prepared by Stephanie Fuhs  
and reviewed by Kami Griffin, Supervising Planner

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**COUNTY OF SAN LUIS OBISPO**  
**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

FOR OFFICIAL USE ONLY (SF)

**ENVIRONMENTAL DETERMINATION NO. ED04-331**

**DATE: May 26, 2005**

**PROJECT/ENTITLEMENT:** Jorgensen Parcel Map SUB2004-00203/CO04-0589

**APPLICANT NAME:** Jorgensen Living Trust

**ADDRESS:** 13429 Cristallina Way, Truckee, Ca 96161

**CONTACT PERSON:** Cannon Associates, Scott Bruce

**Telephone:** 805-544-7407

**PROPOSED USES/INTENT:** Request by Karen Jorgensen/Cannon Associates to subdivide an approximate 13.65 acre parcel into two parcels of 7 and 6.65 acres each for the sale and/or development of each proposed parcel.

**LOCATION:** The project is located on the west side of Noyes Road, approximately 1/2 mile north of the Old Oak Park Road, approximately 1/2 mile north of the City of Arroyo Grande, in the San Luis Bay (Inland) planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
 County Government Center, Rm. 310  
 San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on June 9, 2005**

**20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.** \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
 County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

<b>Signature</b>	<b>Project Manager Name</b>	<b>Date</b>	<b>Public Agency</b>
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California Department of Fish and Game  
**CERTIFICATE OF FEE EXEMPTION**  
De Minimis Impact Finding

**PROJECT TITLE & NUMBER:** Jorgensen Parcel Map SUB2004-00203/CO04-0589

**Project Applicant**

Name: Jorgensen Living Trust  
Address: 13429 Cristallina Way  
City, State, Zip Code: Truckee, CA 96161  
Telephone #: 530-412-3150

**PROJECT DESCRIPTION/LOCATION:** See attached Notice of Determination

**FINDINGS OF EXEMPTION:**

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. \_\_\_\_\_ .
- ☐ Other: \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
**Ellen Carroll**, Environmental Coordinator  
County of San Luis Obispo

Date: May 3, 2005

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**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** Jorgensen Parcel Map ED04-331 (SUB2004-00203; CO04-0589)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Stephanie Fuhs  
Prepared by (Print)

*Stephanie Fuhs*  
Signature

5/3/05  
Date

Ellen Carroll *Ellen Carroll*  
Reviewed by (Print) Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

May 3, 2005  
Date



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### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Proposal by Karen Jorgensen/Cannon Associates for a Vesting Tentative Parcel Map to allow for the subdivision of a 13.65 acre parcel into two parcels of 7 and 6.65 acres each for the sale and/or development of each proposed parcel. The project is located on the west side of Noyes Road, approximately 1/2 mile north of the Noyes Road/Old Oak Park Road intersection, approximately 1/2 mile north of the City of Arroyo Grande, in the San Luis Bay (Inland) planning area.

**ASSESSOR PARCEL NUMBER(S):** 044-360-020

**SUPERVISORIAL DISTRICT #** 3

### **B. EXISTING SETTING**

**PLANNING AREA:** San Luis Bay (Inland), Arroyo Grande Fringe

**LAND USE CATEGORY:** Residential Rural

**COMBINING DESIGNATION(S):** None

**EXISTING USES:** Residence , accessory structures

**TOPOGRAPHY:** Gently sloping to steeply sloping

**VEGETATION:** Grasses , forbs , oak woodland

**PARCEL SIZE:** 13.65 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Residential Rural; residential	<i>East:</i> Residential Suburban; residential
<i>South:</i> Residential Suburban; residential	<i>West:</i> Residential Rural; residential

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### C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

#### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	<b>AESTHETICS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<b>Create an aesthetically incompatible site open to public view?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<b>Introduce a use within a scenic view open to public view?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<b>Change the visual character of an area?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<b>Create glare or night lighting, which may affect surrounding areas?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<b>Impact unique geological or physical features?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<b>Other:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The subject property is gently sloping to steeply sloping. It is visible from Noyes Road and Phillips Road. The existing site vegetation consists of grasses and ornamental landscaping along Noyes Road, with some scattered oak woodland areas and coastal scrub on the western portion of the property. The surrounding development can be characterized as suburban ranchette development with typical lots of 2.5 to 5 acres each with residences, sometimes including non-commercial farm or livestock activities.

**Impact.** As proposed, the project would result in residential development of two parcels, potentially including residences, secondary units and accessory structures. This will result in visual impacts to public views when traveling north on Noyes Road from the City of Arroyo Grande and surrounding local roads (most notably from Phillips Road, east of the project site). Most, if not all, of the existing oak woodland found throughout the remainder of the property will be retained. Development on parcel 1 could result in silhouetting depending on the proposed location of future development due to the location toward the top of the ridgeline. Most, if not all, existing oak trees (averaging about 30 feet in height) located along the eastern boundary of Parcel 1 will be retained. Without retention of the existing oak trees on Parcel 1, any proposed structure would be visible from both Noyes Road and Phillips Road.

**Mitigation/Conclusion.** In order to lessen the visual impacts associated with development of the proposed parcels from the surrounding public roadways, the following mitigation measures have been agreed to by the applicant (see attached Developer's Statement) and will become conditions of approval for the project: 1) retain existing large shrubs and trees and 2) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Noyes Road and Phillips Road to be achieved within 5 years of landscape planting, 3) minimizing the

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structure massing of new development, 4) providing muted colors for new development, and 5) limiting heights on new structures if the structure will silhouette. Incorporation of these measures will reduce impacts to less than significant levels.

## 2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The soil types include:

Arnold loamy sand (5-15%) Corralitos sand (2-15%)

Pismo loamy sand(9-30%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "IV" to "VII", and the "irrigated" soil class is "not applicable" to "IV".

**Impact.** The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

## 3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: <u>cumulative</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**Setting/Impact.** The project would result in two residential lots, which will have short-term construction and long-term emission impacts. The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP).

**Mitigation/Conclusion.** The project will be required to comply with the following standard construction or operational mitigation measures, as described in the CEQA Air Quality Handbook: subject to construction measures such as, reducing area of disturbance, use of water or establishing vegetation for dust suppression, limiting construction vehicle speeds, covering haul vehicles during material transport; incorporate operational emission reductions by including several measures to increase efficiency above minimum state requirements and/or provide for alternative transportation modes. In addition, developmental burning will not be allowed as part of development of the project site. The applicant has agreed to incorporate these measures into the project (see Developer's Statement). Therefore, upon implementation of these measures, air quality impacts will be reduced to less than significant levels.

The Clean Air Plan includes land use management strategies to guide decisionmakers on land use approaches that result in improved air quality. As identified by APCD, this development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., latest ARB URBEMIS) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, (given the smaller number of potential new residences,) both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

Based on the proposed project and implementation of the proposed mitigation measures relating to air quality, impacts will be reduced to less than significant levels.

<b>4. BIOLOGICAL RESOURCES -</b> <b><i>Will the project:</i></b>		<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
<b>a)</b>	<b><i>Result in a loss of unique or special status species or their habitats?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b)</b>	<b><i>Reduce the extent, diversity or quality of native or other important vegetation?</i></b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>c)</b>	<b><i>Impact wetland or riparian habitat?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>d)</b>	<b><i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>e)</b>	<b><i>Other:</i></b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The following habitats were observed on the proposed project: Grasses , forbs

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, ornamental landscaping, oak woodland, coastal scrub. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: None

Wildlife: None

Habitats: The property is located within California Red Legged Frog (CRLF) habitat and within potential Pismo Clarkia habitat.

**Impact.** A botanical report was prepared for the project site (V.L. Holland, Ph.D., July 2004) which found no evidence of Pismo Clarkia or other listed plant species. Future development on Parcel 1 could impact the oak woodland and coastal scrub habitat, however there is adequate area on the parcel to avoid the oak trees and coastal scrub species. Retention of the trees could also provide some vegetative screening for future development as discussed above in the Aesthetics section. While the property is located within CRLF habitat, the only perennial water source on the property is located within a storm drainage channel along Noyes Road. No improvements or disturbance will be required to provide access to the future parcels, therefore no impacts to the drainage channel will occur with the project.

**Mitigation/Conclusion.** Future development shall avoid removal of any coast live oak tree and avoid grading activities within the dripline of existing oak trees on the site. Avoiding the oak woodland areas on the property will preserve habitat and provide screening of future residential development.

## 5. CULTURAL RESOURCES - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in an area historically occupied by the . No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** A Phase I surface survey was conducted by Heritage Discoveries, Inc., August 2004). No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

## 6. GEOLOGY AND SOILS - *Will the project:*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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**6. GEOLOGY AND SOILS -**  
***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <b><i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b><i>Be within a CA Dept. of Mines &amp; Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <b><i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i></b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <b><i>Change rates of soil absorption, or amount or direction of surface runoff?</i></b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <b><i>Include structures located on expansive soils?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <b><i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i></b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <b><i>Involve activities within the 100-year flood zone?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <b><i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <b><i>Preclude the future extraction of valuable mineral resources?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <b><i>Other:</i></b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** GEOLOGY - The topography of the project is gently sloping to steeply sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low to high. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

**DRAINAGE** – The area proposed for development is within the 100-year Flood Hazard designation. The closest creek (which is the drainage channel along Noyes Road) from the proposed development is approximately 20 feet to the east. As described in the NRCS Soil Survey, the soil is considered very poorly to moderately drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage

impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** - The soil types include:  
Pismo loamy sand (9-30%) Arnold loamy sand (5-15%) Corralitos sand (2-15%)

As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics.

**Impact.** As proposed, the project will result in site disturbance with the development of the two parcels.

**Mitigation/Conclusion.** Implementation of the above-referenced drainage plan for future development and parcel map improvements will reduce potential parcel map improvement drainage impacts to less than significant levels. In the future, each lot will be reviewed separately for drainage impacts, and at such time determined if a subsequent drainage plan will be necessary to minimize potential off-site impacts. There is no evidence that further measures above what will already be required as stated above or by ordinance or code are needed.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

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**Mitigation/Conclusion.** No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

<b>8. NOISE - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is adjacent to Noyes Road, which is considered a potential noise source. The County Noise Element identifies that at development buildout of the area, the acceptable outdoor noise level of 60 decibels will be located approximately 107 feet from the centerline of Noyes Road. There are no other known loud noise sources near the subject property.

**Impact.** There are two existing residences on Parcel 2, which is located adjacent to Noyes Road. Any future residential development will need to comply with County Noise Element standards.

**Mitigation/Conclusion.** Any future residential development will be required to be located a minimum of 107 feet from the centerline of Noyes Road. No other significant noise impacts are anticipated, and no further mitigation measures are necessary.

<b>9. POPULATION/HOUSING - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Setting** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

<b>10. PUBLIC SERVICES/UTILITIES -</b> <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Airport) is approximately 7 miles to the north. The closest Sheriff substation is in Oceano, which is approximately 5 miles from the proposed project. The project is located in the Lucia Mar Unified School District. The City of Arroyo Grande has expressed concern over cumulative impacts of development near the city relative to increased traffic and fire and police protection.

**Impact.** The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels. With regard to cumulative impacts on neighboring

cities such as Arroyo Grande and Grover Beach, no fee schedule has been adopted by the Board of Supervisors which addresses the issue of development impacts from County projects to incorporated cities as well as city project impacts to county services. Until a fee schedule is adopted, current mutual aid practices are in place to address fire and police services, and road fees are required to provide regional traffic funding.

<b>11. RECREATION - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <b><i>Increase the use or demand for parks or other recreation opportunities?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b><i>Affect the access to trails, parks or other recreation opportunities?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b><i>Other _____</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The County Trails Plan does not show a potential trail going through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

<b>12. TRANSPORTATION/ CIRCULATION - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <b><i>Increase vehicle trips to local or areawide circulation system?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b><i>Reduce existing "Levels of Service" on public roadway(s)?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b><i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <b><i>Provide for adequate emergency access?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b><i>Result in inadequate parking capacity?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <b><i>Result in inadequate internal traffic circulation?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**12. TRANSPORTATION/  
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Future development will access onto Noyes Road, a collector road operating at an acceptable level of service. Referrals were sent to the Public Works Department. No significant traffic-related concerns were identified.

**Impact.** The proposed project is estimated to generate about 38 trips per day, based on the Institute of Traffic Engineer's manual of 9.57 unit (based on two units per parcel). This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

**Mitigation/Conclusion.** No significant traffic impacts were identified, and no mitigation measures are necessary.

**13. WASTEWATER - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: poor filtering characteristics and/or steep slopes and/or shallow depth to bedrock. These limitations are summarized as follows:

Poor Filtering Characteristics – due to the very permeable soil; without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate

filtering of the effluent; to achieve compliance with the Central Coast Basin Plan, depth to groundwater information will need to be provided at the building permit stage.

**Shallow Depth to Bedrock** – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

**Steep Slopes** – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

**Impact.** The project proposes to use an on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system.

**Mitigation/Conclusion.** The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

<b>14. WATER - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <b>Violate any water quality standards?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <b>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <b>Change the quantity or movement of available surface or ground water?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <b>Adversely affect community water service provider?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <b>Other:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes to use a shared well as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project.

The topography of the project is gently sloping to steeply sloping. The closest creek (drainage channel along Noyes Road) from the proposed development is approximately 20 feet away. As

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described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

**Impact.** As proposed, the project will result in the disturbance with future development of the two parcels. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 2.36 acre feet/year (AFY)

*2 residential lots (w/primary (0.85 afy) & secondary (0.33 afy) X 2 lots) = 2.36 afy*  
Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

**Mitigation/Conclusion.** Due to limited information available on long-term water availability, water conservation measures are recommended for future residential development. These measures include: limiting the amount of turf, use of drought tolerant landscaping and water conserving construction standards. These measures are considered adequate to reduce potential water impacts of the development. Standard drainage and erosion control measures (see Geology section) will be required for the proposed project and will minimize surface water quality impacts.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

<b>16. MANDATORY FINDINGS OF SIGNIFICANCE - <i>Will the project:</i></b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env\_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

**Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<b><u>Contacted</u></b>	<b><u>Agency</u></b>	<b><u>Response</u></b>
<input checked="" type="checkbox"/>	County Public Works Department	<b>Attached</b>
<input checked="" type="checkbox"/>	County Environmental Health Division	<b>Attached</b>
<input type="checkbox"/>	County Agricultural Commissioner's Office	<b>Not Applicable</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Air Pollution Control District	<b>None</b>
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input type="checkbox"/>	Regional Water Quality Control Board	<b>Not Applicable</b>
<input type="checkbox"/>	CA Coastal Commission	<b>Not Applicable</b>
<input type="checkbox"/>	CA Department of Fish and Game	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Forestry	<b>Attached</b>
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input type="checkbox"/>	Community Service District	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Other <u>Parks Division</u>	<b>Attached</b>
<input checked="" type="checkbox"/>	Other <u>City of Arroyo Grande</u>	<b>Not Applicable</b>

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

*Botanical Study, V.L. Holland, July 14, 2004*

*Phase I Archaeological Surface Survey, Thor Conway/Heritage Discoveries, Inc., August 2004*



## Exhibit B - Mitigation Summary Table

### Aesthetics

1. **Prior to issuance of construction permits for Parcel 1**, the applicant shall show all trees that are within 50 feet of proposed site disturbance on applicable construction plans, which is intended to 1) retain existing large shrubs and trees and 2) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Noyes Road and Phillips Road to be achieved within 5 years of landscape planting. No trimming of any tree shall be allowed unless it is clearly shown to the county that trimming will eliminate an eminent health hazard. Plant material shall be evergreen, fast-growing, drought-tolerant, and properly sized to be in scale with the proposed structure and surrounding native vegetation.
2. **Prior to issuance of construction permits on Parcel 1**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County).
3. **Prior to issuance of construction permits on Parcel 1**, the applicant shall show the design of proposed residences with hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.
4. **Prior to issuance of construction permits on all parcels**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and Noyes Road.
5. **Prior to issuance of construction permits for Parcel 1**, the applicant shall submit individual lot elevations along with a through the site cross section from the most visible points on Noyes Road and Phillips Road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.). If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. Should this study show that structures will be visible and could be more than one story and still not silhouette, the design of any two story structure shall be such to avoid any large massing or large vertical or horizontal uninterrupted surfaces. This study and proposed building plans shall be reviewed and approved by the County **prior to permit issuance**. In addition, the applicant shall provide to the county for approval how the design, materials, colors, location and

landscaping of future residences will result in the building(s) receding into the existing natural environment, and screened from Noyes Road and Phillips Road views. If landscaping is required, a three year monitoring program shall be required to verify establishment of landscaping installed.

#### Air Quality

6. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
  - a. Reduce the amount of disturbed area where possible,
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
  - c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
  - e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
  - f. All dirt stock-pile areas should be sprayed daily as needed.
7. No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

#### Biological Resources

8. **Prior to issuance of construction permits**, the applicant shall show all trees located within 50 feet of site disturbance. No trees shall be removed as the result of development of either parcel.

#### Geology and Soils

9. **Prior to recordation of the final map and issuance of construction permits on all parcels**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need

to show that there will not be any increase in surface runoff beyond that of historic flows.

#### Noise

10. **Upon submittal of construction permits for Parcel 2**, plans showing project design and location within the proposed building envelopes shall clearly show that all outdoor activity areas will be no closer than 107 feet from the centerline of Noyes Road.

#### Wastewater

11. **Prior to recordation of the final map and issuance of a construction permits**, the applicant shall submit soil boring information at the proposed leach line location showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.

#### Water

12. Prior to final inspection or occupancy (whichever occurs first), the following measures shall be applied to the proposed turf areas:
  - a. To maximize drought tolerance and minimize water usage, warm season grasses, such as bermuda or buffalograss, shall be used;
  - b. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
  - c. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.
  - d. Slopes for turf areas shall be no more than 4%.
13. All water fixtures installed (including showers, faucets, etc.) that are not specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water using appliances (e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. These shall be shown on all applicable plans **prior to permit issuance**.

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DATE: May 4, 2005

**DEVELOPER'S STATEMENT FOR JORGENSEN VESTING TENTATIVE  
PARCEL MAP  
ED04-331 (CO 04-589/SUB 2004-00203)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**Aesthetics**

1. **Prior to issuance of construction permits for Parcel 1**, the applicant shall show all trees that are within 50 feet of proposed site disturbance on applicable construction plans, which is intended to 1) retain existing large shrubs and trees and 2) provide for additional landscaping, as needed, to provide for at least a 50% screening of structures as seen from Noyes Road and Phillips Road to be achieved within 5 years of landscape planting. No trimming of any tree shall be allowed unless it is clearly shown to the county that trimming will eliminate an eminent health hazard. Plant material shall be evergreen, fast-growing, drought-tolerant, and properly sized to be in scale with the proposed structure and surrounding native vegetation.

**Monitoring:** Compliance will be verified by the Public Works and Planning and Building Departments in consultation with the Environmental Coordinators office.

2. **Prior to issuance of construction permits on Parcel 1**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County).

**Monitoring:** Compliance will be verified by the Public Works and Planning and Building Departments in consultation with the Environmental Coordinators office.

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3. **Prior to issuance of construction permits on Parcel 1**, the applicant shall show the design of proposed residences with hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.

**Monitoring:** Compliance will be verified by the Public Works and Planning and Building Departments in consultation with the Environmental Coordinators office.

4. **Prior to issuance of construction permits on all parcels**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and Noyes Road.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

5. **Prior to issuance of construction permits for Parcel 1**, the applicant shall submit individual lot elevations along with a through the site cross section from the most visible points on Noyes Road and Phillips Road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.). If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. Should this study show that structures will be visible and could be more than one story and still not silhouette, the design of any two story structure shall be such to avoid any large massing or large vertical or horizontal uninterrupted surfaces. This study and proposed building plans shall be reviewed and approved by the County prior to permit issuance. In addition, the applicant shall provide to the county for approval how the design, materials, colors, location and landscaping of future residences will result in the building(s) receding into the existing natural environment, and screened from Noyes Road and Phillips Road views. If landscaping is required, a three year monitoring program shall be required to verify establishment of landscaping installed.

**Monitoring:** Compliance will be verified by the Public Works and Planning and Building Departments in consultation with the Environmental Coordinators office.

### Air Quality

6. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reduce the amount of disturbed area where possible,

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- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
- c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
- e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

**Monitoring:** All particulate (dust) mitigation measures will be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to implement the dust control program. Compliance will be verified by the APCD in consultation with the Department of Planning and Building.

7. No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

**Monitoring:** Compliance will be verified by the APCD.

### **Biological Resources**

8. **Prior to issuance of construction permits**, the applicant shall show all trees located within 50 feet of site disturbance. No trees shall be removed as the result of development of either parcel.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

### **Geology and Soils**

9. **Prior to issuance of construction permits on all parcels**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

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**Monitoring:** Compliance will be verified by the Department of Planning and Building and Public Works Department.

10. **Prior to recordation of the final map and issuance of a construction permits**, the applicant shall submit soil boring information at the proposed leach line location showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.

**Monitoring:** Compliance will be verified by the Department of Planning and Building, Public Works and Environmental Health Departments.

### Noise

11. **Upon submittal of construction permits for Parcel 2**, plans showing project design and location within the proposed building envelopes shall clearly show that all outdoor activity areas will be no closer than 107 feet from the centerline of Noyes Road.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

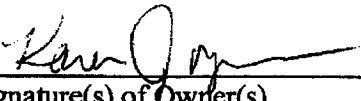
### Water

12. **Prior to final inspection or occupancy (whichever occurs first)**, the following measures shall be applied to the proposed turf areas:
- To maximize drought-tolerance and minimize water usage, warm season grasses, such as bermuda or buffalograss, shall be used;
  - To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
  - Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.
13. All water fixtures installed (including showers, faucets, etc.) that are not specified in the Uniform Plumbing Code shall be of an ultra low flow design, where applicable. Water using appliances (e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. These shall be shown on all applicable plans **prior to permit issuance**.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

2-40

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

  
Signature(s) of Owner(s)

Date 5/17/05

Name(s) (Print) Karen Jorgensen





2-41 9  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING



VICTOR HOLANDA, AICP  
DEC 23 DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

12/21/04

FROM

PW

FROM

LO

South Co. Team  
(Please direct response to the above)

JORGENSEN

SUB 2004-00203  
Project Name and Number

Development Review Section (Phone:

788-2009)

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

P.M. CO 04-0589. APN: ...  
044-360-020. 13.65 acres. Off Noyes Rd.,  
Arroyo Grande. Split -> 1) 7 acres, 2) 6.65 acres

Return this letter with your comments attached no later than:

1/16/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - STAFFS ATTACHED

12 JAN 2005  
Date

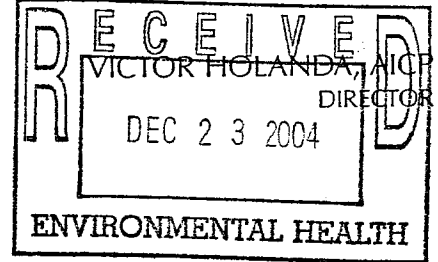
GOODWIN  
Name

5252  
Phone

BB37, CC36



SF 2-42 9  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING



THIS IS A NEW PROJECT REFERRAL

DATE: 12/21/04  
TO: Env. Health  
FROM: South Co. Team  
(Please direct response to the above)

JORGENSEN  
SUB 2004-00203  
Project Name and Number

Development Review Section (Phone: 788-2009) \*OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: P.M. CO 04-0589. APN: 044-360-020. 13.65 acres. Off Noyes Rd., Arroyo Grande. Split -> 1) 7 acres, 2) 6.65 acres Sunday?

Return this letter with your comments attached no later than: 1/16/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
YES (Please go on to Part II)  
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
NO (Please go on to Part III)  
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Provide applicant with stock conditions for on-site well (shared) and on-site septic. See shared well attachment. Applicant will need to provide evidence of on-site water prior to preliminary approval from this office.

1-18-05 Date  
Lauri Salo Name  
781-5551 Phone

BB37, CC36



SF

2-43

9

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING  
GENERAL SERVICES

2004 DEC 23 AM 11:02

RECEIVED  
VICTOR HOLANDA, AICP  
DEC 14 2005 DIRECTOR

THIS IS A NEW PROJECT REFERRAL

SLO CO PLANNING &amp; BLDG.

DATE:

12/21/04

TO:

Parks

FROM:

South Co. Team  
(Please direct response to the above)

JORGENSEN

SUB 2004-00203  
Project Name and Number

Development Review Section (Phone:

788-2009)

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNER

PROJECT DESCRIPTION:

P.M. CO 04-0589. APN: ...  
044-360-020. 13.65 acres. Off Noyes Rd.,  
Arroyo Grande. Split -> 1) 7 acres, 2) 6.65 acres

Return this letter with your comments attached no later than:

1/16/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES (Please go on to Part II)

☐

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO (Please go on to Part III)

☐

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Require zoning and applicable Building Division fees.

Date

02/10/05

Name

Jan Di Leo

Phone

4089

BB37, CC36

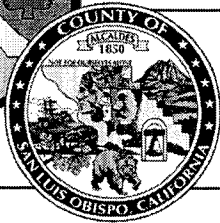
5F

7-44

RECEIVED

2004

SLO CO PLANNING & BLDG.



## CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

January 13, 2005

County of San Luis Obispo  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: Parcel Map Project # Jorgensen/SUB 2004-00203

Dear South County Team,

I have reviewed the referral for the parcel map plans for the proposed two parcel subdivision project located at Noyes Rd., Arroyo Grande. This project is located approximately 12-15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

### Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.

2-45

- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

### **Driveway**

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

### **Water Supply**

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

### **Fuel Modification**

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Gilbert R. Portillo  
Fire Inspector

cc: Jorgensen Living Trust  
Cannon Associates



2-46 9  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

(SF)  
THIS IS A NEW PROJECT REFERRAL

DATE: 12/21/04  
TO: Leonard Mansell  
FROM: South Co. Team  
(Please direct response to the above)

JORGENSEN  
SUB 2004-00203  
Project Name and Number

Development Review Section (Phone: 788-2009) \*OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: P.M. CO 04-0589. APN: 044-360-020. 13.65 acres. Off Noyes Rd., Arroyo Grande. Split -> 1) 7 acres, 2) 6.65 acres

Return this letter with your comments attached no later than: 1/16/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
☒ YES (Please go on to Part II)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
☒ NO (Please go on to Part III)  
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RESTRICT ACCESS TO INDIVIDUAL PARCELS  
IF PARCELS DON'T FRONT NOYES RD

12/27/2004 [Signature] 5199  
Date Name Phone

BB37, CC36



SF

2-47

9

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT CENTER

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

12/21/04

TO:

City of A.G.

FROM:

South Co. Team  
(Please direct response to the above)

JORGENSEN

SUB 2004-00203

Project Name and Number

Development Review Section (Phone:

788-2009)

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNERS

PROJECT DESCRIPTION:

P.M. CO 04-0589. APN:  
044-360-020. 13.65 acres. Off Noyes Rd.,  
Arroyo Grande. Split → 1) 7 acres, 2) 6.65 acres

Return this letter with your comments attached no later than:

1/16/05

## PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES

YES

(Please go on to Part II)

☐ NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

## PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO

NO

(Please go on to Part III)

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

## PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

City requests traffic and fire impact fees in addition to those of County for any new developments.

January 4, 2005  
Date

Rob Strong  
Name

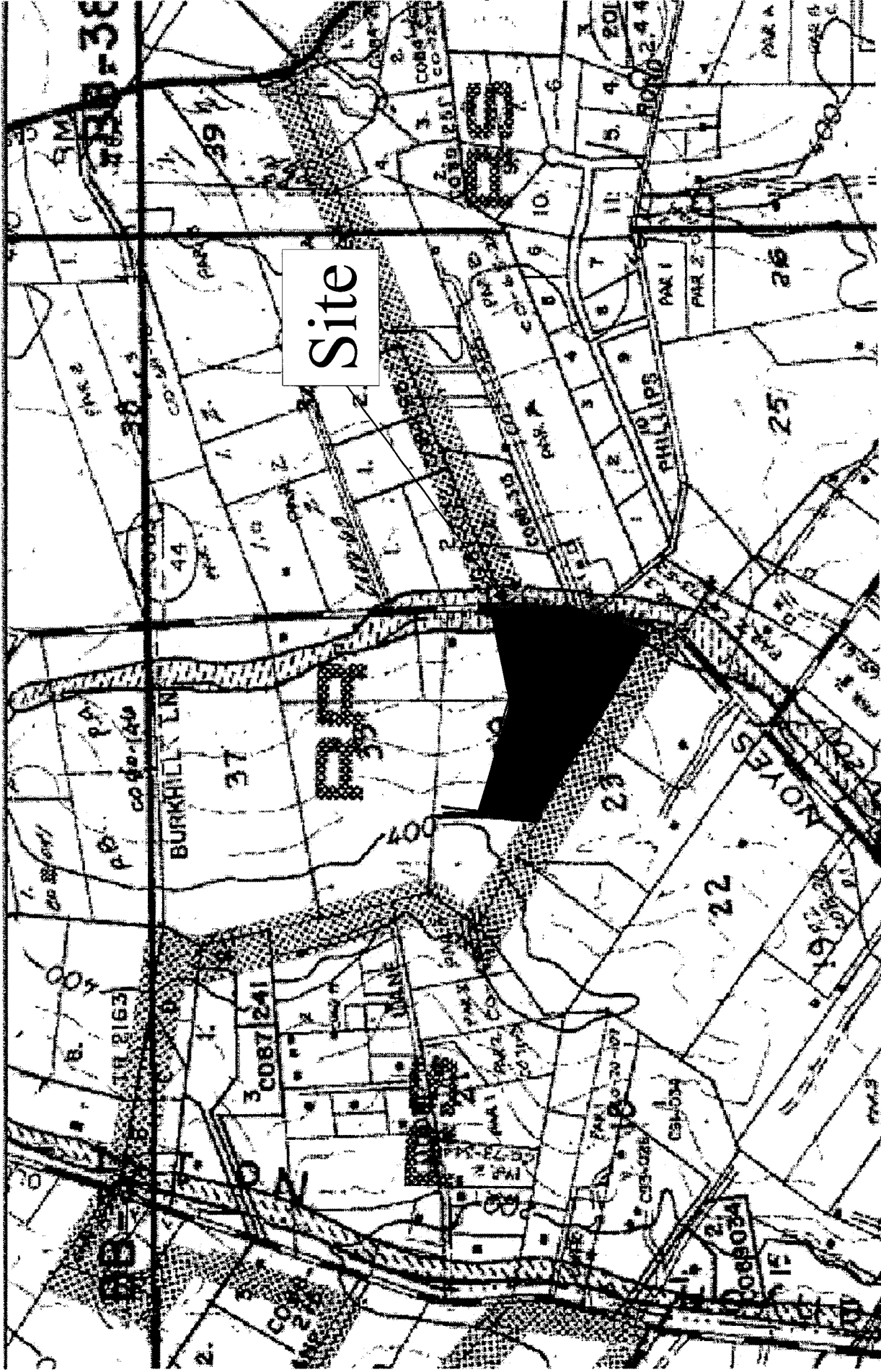
Community Development Director  
City of Arroyo Grande

4735420  
Phone

BB37, CC36







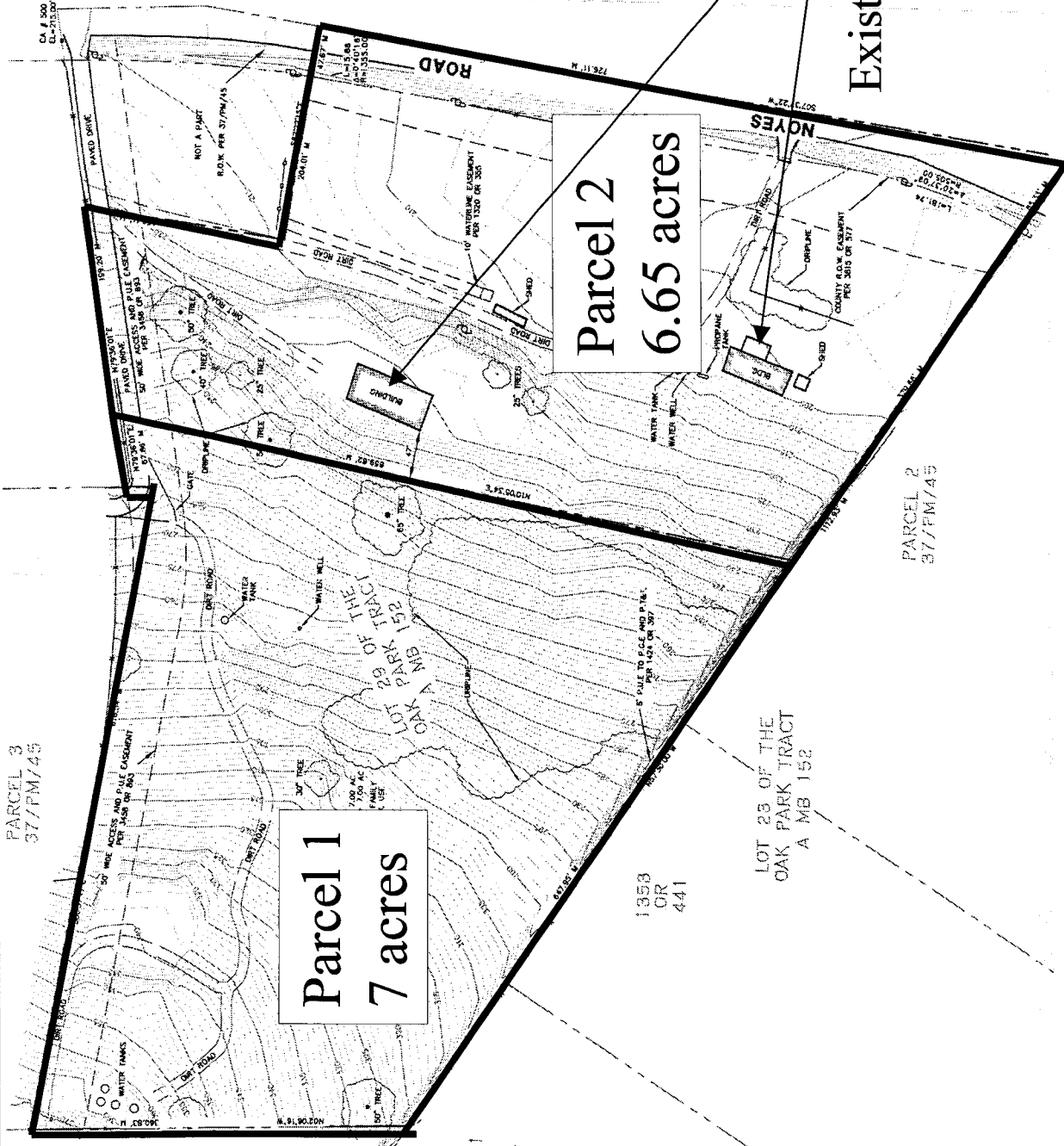
2-49



Exhibit  
Land Use Category Map

Project  
Jorgensen Vesting Tentative Parcel Map  
SUB 2004-00203/CO 04-0589

2-50



Existing residences



Project

Jorgensen Vesting Tentative Parcel Map

SUB 2004-0203/CO 04-0589

Exhibit

Proposed Tentative Parcel Map